

TRANSFER
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WARRANTY DEED

THIS WARRANTY DEED, made this May 25, 1995 by KEVIN D. THORNE AND DONNA M. THORNE of 10 Highwood Street, Waterville, to JOANNE POOR MOSHER AND BETSEY POOR WHITE of 30 Crestwood Drive, Waterville, County of Kennebec, State of Maine.

010479

Kevin D. Thorne and Donna M. Thorne, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, do *give, grant, bargain, sell and convey* unto Joanne Poor Mosher and Betsey Poor White as joint tenants, and Joanne Poor Mosher and Betsey Poor White's heirs, successors and assigns, the following described premises, situated at 10 Highwood Street, in the town of Waterville, County of Kennebec, State of Maine and further described as follows:

Certain lots or parcels of land further described as follows:

PARCEL ONE: A certain lot or parcel of land situate in said Waterville and bounded and described as follows: Being lot number five (5) on a plan of Central Park Addition, Waterville, Maine, made for Libby and Goodno by Ira E. Getchell, C.E., June 1, 1895. Said lot being further described as follows: Bounded northeasterly seventy (70) feet by the southwesterly line of Highwood Street; northwesterly one hundred fifteen and five tenths (115.5) feet by the southeasterly line of lot numbered six (6) on said plan; southwesterly seventy (70) feet by line drawn parallel with the southwesterly line of Highwood Street and one hundred fifteen and five tenths (115.5) feet distant southwesterly therefrom; southeasterly one hundred fifteen and five tenths (115.5) feet by the northwesterly line of lot numbered four on said plan.

Parcel one is the same premises conveyed to R. Richard Chamberlain and Rita J. M. Chamberlain by warranty deed from Walter E. Pearl, dated December 7, 1950 and recorded in the Kennebec County Registry of Deeds in Book 898, Page 346.

PARCEL TWO: A certain lot or parcel of land, situated in said Waterville and on the south side of Highwood Street or Avenue, said parcels appearing on a Plan of Sisters Hospital Lots as recorded in Kennebec Registry of Deeds in Plan Book 16, Page 2C, made by A. P. Wyman, Inc. Engineering Construction, Waterville, Maine and approved by Municipal Officers of Waterville, Maine and signed by them and G. H. Winters, and recorded in said Registry on March 14, 1950:

Beginning at a point on the south side of said Highwood Street, which appears as the northwest corner of lot no. five (5) on said plan; thence southerly along the west side of said lot no. 5 one hundred fifteen and five tenths (115.5) feet to a marker which is the southwest corner of said lot no. 5; thence westerly according to said plan seventy (70) feet to a point or marker which is the intersecting point of lots six (6) and seven (7) on said plan and one hundred and fifteen and five tenths (115.5) feet from Highwood Street as marked on said plan, said line being the east line of lot no. seven (7); thence northerly according to plan one hundred fifteen and five tenths (115.5) feet to Highwood Street; thence seventy (70) feet along the south side of Highwood Street to the point of beginning. The above land is described as lot numbered six (6) on plan referred to.

PARCEL THREE: Also, another parcel of land in said Waterville and being a parcel to the east of the dotted line on said plan marking the east or rear line of lot numbered eight (8) on said plan, and being partly in the rear or south of the lot described therein as lot no. six (6), described further as follows: Commencing at the southwest corner of said lot no. six (6), which is 115.92 feet on said

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plan from Central Avenue as seen on said plan, thence one hundred twenty-seven (127) feet more or less to land now or formerly owned by Sisters of Charity of Waterville, Maine, and to a point which is the southeast corner of lot numbered five (5) on said plan; thence southerly on said plan thirty-four and eighteen one hundredths (34.18) feet to the northeast corner of lot numbered nine (9); then along the north line of lot numbered nine (9) one hundred eighteen and ninety-one one hundredths (118.91) feet more or less to the southeast corner of lot numbered eight (8); thence northerly along the dotted line on said plan which marks the east line of lot number eight (8) as conveyed by the Sisters of Charity of Waterville, Maine, to Augustus E. Wentworth *et als*, sixty-one and nine tenths (61.9) feet more or less to the point of beginning.

Parcels two and three are the same premises conveyed to R. Richard Chamberlain and Rita Chamberlain by quitclaim deed from Sisters of Charity of Waterville, Maine, dated July 2, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1474, Page 868.

Also including an easement described in a deed from Sisters of St. Joseph, *et al.* dated July 24, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3592, Page 1.

Meaning and intending to describe that property conveyed by R. Richard Chamberlain and Rita J. M. Chamberlain to the herein Grantors by warranty deed dated 27 December 1990 and recorded in the Kennebec Registry of Deeds in Book 3853, Page 157.

To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, unto Grantee and Grantee's heirs, successors and assigns, forever. And Kevin D. Thorne and Donna M. Thorne for themselves and their heirs, executors and administrators, hereby *covenants* with Joanne Poor Mosher and Betsey Poor White, and Joanne Poor Mosher and Betsey Poor White's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that Grantor has a good right to convey such premises; that the premises are free from all encumbrances, except as listed (list any encumbrances); That Grantor and Grantor's heirs, executors and administrators will forever WARRANT AND DEFEND all of the above-described property to Grantee, Grantee's heirs, successors and assigns, against every person lawfully claiming the same or any part thereof;

Witness our hands on this May 25, 1995.

SDA

Kevin D. Thorne
Kevin D. Thorne

Donna M. Thorne
Donna M. Thorne



ACKNOWLEDGEMENT

Personally appeared the above named KEVIN D. THORNE AND DONNA M. THORNE and acknowledged the foregoing instrument to be their free act and deed.

Date: May 25, 1995 SDA
Notary Public Stephen F. Dubord
My Commission Expires 09/04/2001

ATTEST Donna M. Thorne
REGISTER OF DEEDS